

[Back](#) [Print](#)

Board of County Commissioners Agenda Request 13

Date of Meeting: June 8, 2004

Date Submitted: June 2, 2004

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Vincent S. Long, Assistant County Administrator

Subject: Request for Approval to Award One (1) Housing Rehabilitation Contract to Pagel Construction Co Inc., and One (1) Housing Rehabilitation Contract to Reynolds Home Builders, Inc. using State Housing Initiative Partnership (SHIP) and Community Development Block Grant (CDBG) funds

Statement of Issue:

This item seeks Board approval to award one (1) contract to Reynolds Home Builders, Inc. and one (1) contract to Pagel Construction Co. Inc., for housing rehabilitation using the State Housing Initiatives Partnership (SHIP) and the Community Development Block Grant (CDBG) funds (Attachment #1 – Sample Contract).

Background:

Housing rehabilitation contracts that exceed \$20,000 require Board approval. Each rehabilitation contract is between the home owner and the contractor and is facilitated by the Leon County Housing Office.

Work write-ups were prepared for five (5) houses in bid package number BC 04-20-04-37. The bids were advertised publicly and specifications were distributed to contractors who requested program bid packages. Bids were received on all five projects and opened. Staff is requesting the approval of two (2) of the five projects bid. One (1) of the projects bid is less than \$20,000 and has been submitted to the County Administrator for approval. Two (2) of the projects exceeded the maximum of \$37,000 and will be bid again.

Analysis:

Leon County has bid the following projects for rehabilitation using the SHIP and CDBG program funds. The Bid tabulation sheet for both projects is included (Attachment # 2).

Client	Vendor	Amount	Income Level
Purvis, Evelyn (Attachment #3)	Pagel Construction Co. Inc.	\$24,223.60	Very Low Income
Hall, Lieutenant (Attachment #4)	Reynolds Home Builders, Inc	\$26,212.00	Low Income

One of the projects (Evelyn Purvis) will be awarded to the next lowest bidder, Pagel Construction, as required by the Housing Assistance Program Policy. This policy states that a contractor cannot be awarded more than five (5) projects (rehabilitation or replacement) at one time.

These bids are within the maximum amount to be expended on each housing unit in accordance with the SHIP Local Housing Assistance Plan (LHAP) that was amended and approved by the Board on February 25, 2003 and the CDBG Housing Assistance Plan (HAP) that was approved by the Board on February 19, 2002 . The projects are in accordance with the Rehabilitation Policy which states that at least 50% of the original structure remains after construction. The housing specialist concludes that the work will greatly extend the useful life of these homes and will correct conditions and code violations that present an immediate danger to those living in the home.

The M/WBE Office supports the staff's recommendation of Pagel Construction Co. Inc., and Reynolds Home Builders, Inc. for the following properties, as they have met the M/WBE aspirational goal for each project (Attachment #5).

Options:

1. Approve the contract to Pagel Construction Co. Inc. and Reynolds Home Builders, Inc. for housing rehabilitation using SHIP and CDBG program housing funds.
2. Do not approve the contract to Pagel Construction Co. and Reynolds Home Builders, Inc. for housing rehabilitation using SHIP and CDBG program housing funds.
3. Board Direction

Recommendation:

Option # 1.

Attachments:

- Housing Rehabilitation Contract
- Bid Tabulation Sheet
- Housing Bid Approval – Evelyn Purvis
- Housing Bid Approval – Lieutenant Hall
- M/WBE Statement

[Back](#) [Print](#)